Mike O

20 Long Meadow Portsmouth

failed system

Portsmouth

- Peter Britz

Environmental Planner

OK no wetland issues

Paul Garand

NO City involvement until after state approval

1/25/16

LONGMEADOW ROAD

Sign permit 2011
CATS 2003
LIGHTING

PLANNING BOARD
1988 for
2 8x40 TRAILERS
ON site
special exception

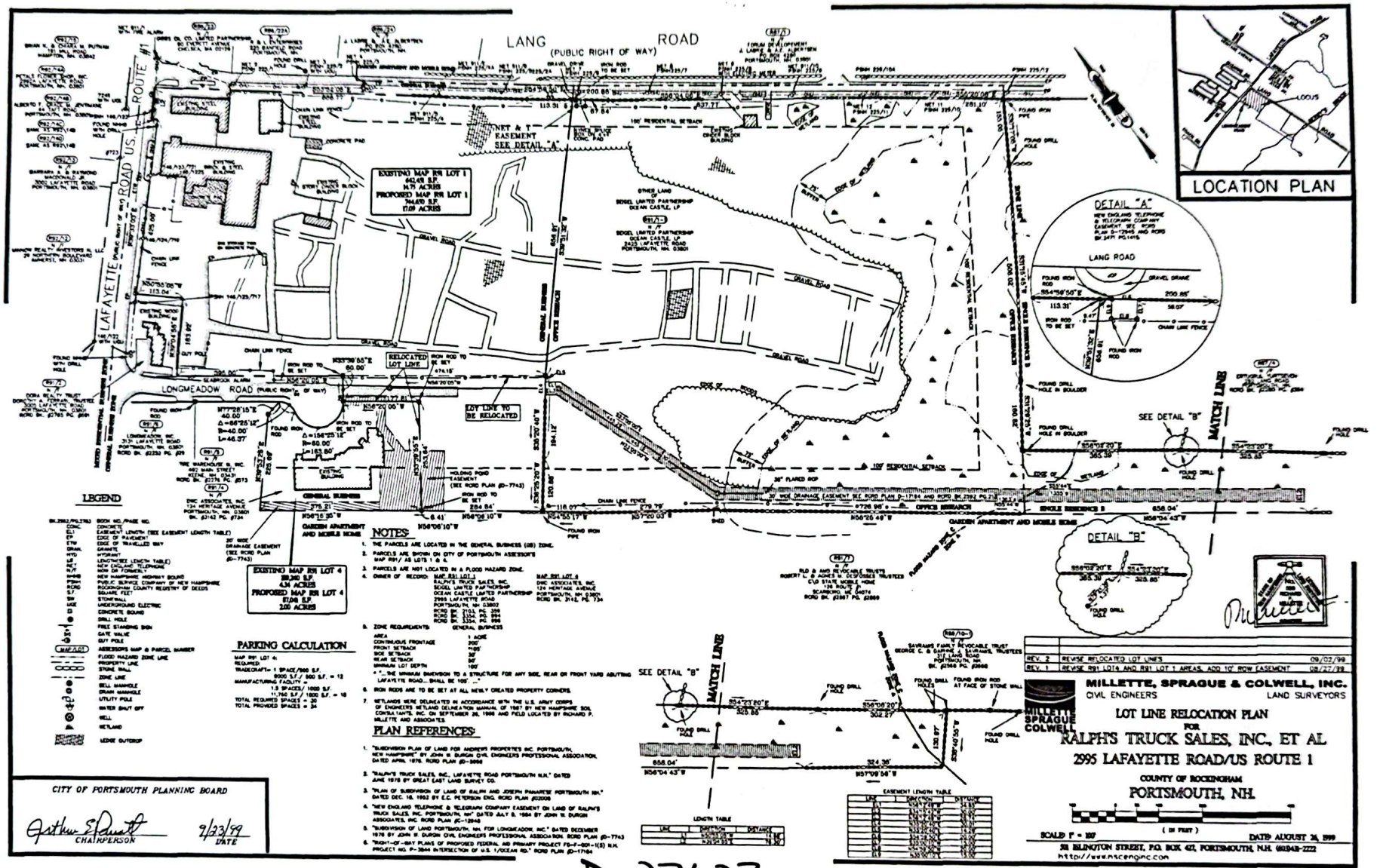
NO
PERMITS
OR
INSPECTION
BY
CITY
OF
PORTSMOUTH
FOR
SEPTIC
SYSTEMS

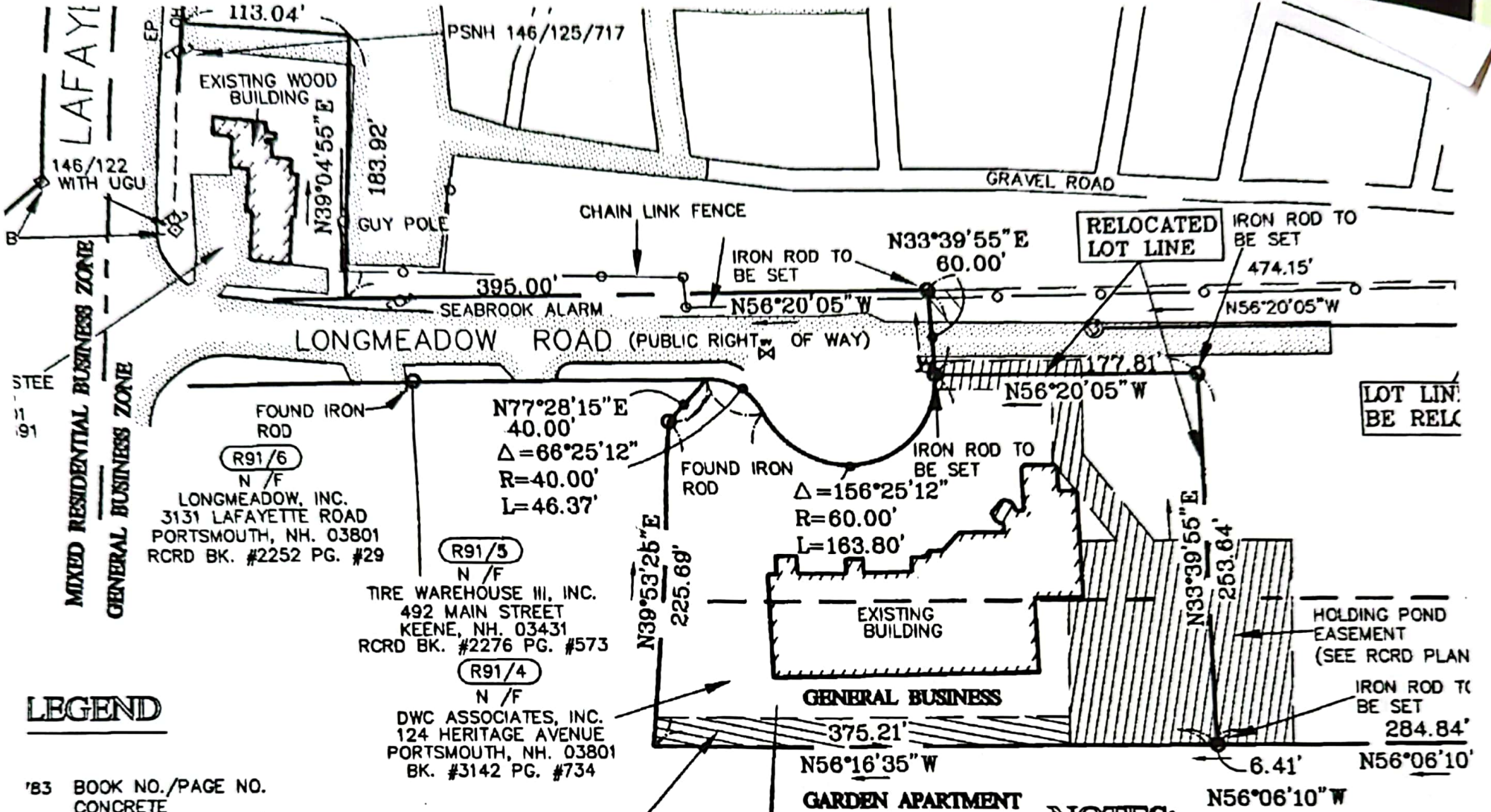
per lady at
INSPECTION desk
WHITE HAIR

4/28/1977 owner
owner Walt Rugnski
Permit #80
septic system #10
appvl # 59525
Robinson Const.

CO 6/16/77 Tire Warehouse and
Retail Sales

Printed from Internet for on 1/25/2016


LANG ROAD
(PUBLIC RIGHT OF WAY)
LAFAYETTE ROAD (PUBLIC RIGHT OF WAY) ROUTE #1
ROAD US
LONGMEADOW ROAD (PUBLIC RIGHT OF WAY)
LOCATION PLAN
DETAIL "A"
DETAIL "B"
SEE DETAIL "A"
SEE DETAIL "B"
MATCH LINE
LOT LINE TO BE RELOCATED
RELOCATED LOT LINE
EXISTING MAP R91 LOT 1
642,498 S.F.
14.75 ACRES
PROPOSED MAP R91 LOT 1
744,670 S.F.
17.09 ACRES
EXISTING MAP R91 LOT 4
89,240 S.F.
4.34 ACRES
PROPOSED MAP R91 LOT 4
37,048 S.F.
2.55 ACRES
GENERAL BUSINESS
OFFICE RESEARCH
SINGLE RESIDENCE B
GARDEN APARTMENT AND MOBILE HOME
100' RESIDENTIAL SETBACK
30' WIDE DRAINAGE EASEMENT SEE ROAD PLAN D-17184 AND ROAD BK.2992 PG.218
20' WIDE DRAINAGE EASEMENT (SEE ROAD PLAN (D-7743))
HOLDING POND EASEMENT (SEE ROAD PLAN (D-7743))
NET & T EASEMENT SEE DETAIL "A"
OTHER LAND OF SIDEL LIMITED PARTNERSHIP OCEAN CASTLE, LP
SIDEL LIMITED PARTNERSHIP OCEAN CASTLE, LP 2423 LAFAYETTE ROAD PORTSMOUTH, NH. 03801
LEGEND
NOTES:
1. THE PARCELS ARE LOCATED IN THE GENERAL BUSINESS (GB) ZONE.
2. PARCELS ARE SHOWN ON CITY OF PORTSMOUTH ASSESSOR'S MAP R91/ AS LOTS 1 & 4.
3. PARCELS ARE NOT LOCATED IN A FLOOD HAZARD ZONE.
4. OWNER OF RECORD: MAP R91 LOT 1 RALPH'S TRUCK SALES, INC. SIDSEL LIMITED PARTNERSHIP OCEAN CASTLE LIMITED PARTNERSHIP 2995 LAFAYETTE ROAD PORTSMOUTH, NH 03802 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 2153, PG. 255 BOOK 2153, PG. 261 BOOK 2992, PG. 218 BOOK 3354, PG. 996
MAP R91 LOT 4 DNC ASSOCIATES, INC. 124 HERITAGE AVENUE PORTSMOUTH, NH. 03801 ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 3142, PG. 0734
5. ZONE REQUIREMENTS: GENERAL BUSINESS
AREA 1 ACRE
CONTINUOUS FRONTAGE 200'
FRONT SETBACK *100'
SIDE SETBACK *50'
REAR SETBACK *50'
MINIMUM LOT DEPTH 100'
* "... THE MINIMUM SHOWN OR TO A STRUCTURE FOR ANY SIDE, REAR OR FRONT YARD ABUTTING LAFAYETTE ROAD... SHALL BE 100'..."
6. IRON RODS ARE TO BE SET AT ALL NEWLY CREATED PROPERTY CORNERS.
7. WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL OF 1987 BY NEW HAMPSHIRE SOIL CONSULTANTS INC. ON SEPTEMBER 28, 1998 AND FIELD LOCATED BY RICHARD P. MILLETTE AND ASSOCIATES.
PARKING CALCULATION
MAP R91 LOT 4:
REQUIRED:
TRADE/RETAIL= 1 SPACE/500 S.F.
5000 S.F. / 500 S.F. = 12
MANUFACTURING FACILITY =
1.5 SPACES/ 1000 S.F.
11,750 S.F. / 1000 S.F. = 18
TOTAL REQUIRED SPACES = 30
TOTAL PROVIDED SPACES = 34
PLAN REFERENCES:
1. "SUBDIVISION PLAN OF LAND FOR ANDREWS PROPERTIES INC. PORTSMOUTH, NEW HAMPSHIRE" BY JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSOCIATION, DATED APRIL 1978, ROAD PLAN (D-5656
2. "RALPH'S TRUCK SALES, INC., LAFAYETTE ROAD PORTSMOUTH N.H." DATED JUNE 1979 BY GREAT EAST LAND SURVEY CO.
3. "PLAN OF SUBDIVISION OF LAND OF RALPH AND JOSEPH PANARESE PORTSMOUTH NH." DATED DEC. 16, 1982 BY E.E. PETERSON ENG. ROAD PLAN #22309
4. "NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY EASEMENT ON LAND OF RALPH'S TRUCK SALES, INC. PORTSMOUTH, NH" DATED JULY 5, 1984 BY JOHN W. DURGIN ASSOCIATES, INC. ROAD PLAN (C-12946
5. "SUBDIVISION OF LAND PORTSMOUTH, NH. FOR LONGMEADOW, INC." DATED DECEMBER 1978 BY JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSOCIATION. ROAD PLAN (D-7743
6. "RIGHT-OF-WAY PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT FS-F-001-1(5) N.H. PROJECT NO. F-3644 INTERSECTION OF U.S. 1/OCEAN RD." ROAD PLAN (D-17184
CITY OF PORTSMOUTH PLANNING BOARD
CHAIRPERSON
DATE
9/23/99
LENGTH TABLE
EASEMENT LENGTH TABLE
REV. 2 REVISE RELOCATED LOT LINES 09/02/99
REV. 1 REVISE R91 LOT4 AND R91 LOT 1 AREAS, ADD 10' ROW EASEMENT 08/27/99
MILLETTE, SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS LAND SURVEYORS
LOT LINE RELOCATION PLAN
FOR
RALPH'S TRUCK SALES, INC., ET AL
2995 LAFAYETTE ROAD/US ROUTE 1
COUNTY OF ROCKINGHAM
PORTSMOUTH, NH.
SCALE 1" = 100'
DATE AUGUST 26, 1999
311 ISLINGTON STREET, P.O. BOX 427, PORTSMOUTH, N.H. (603)436-2222
http://www.mscengnc.com
COPYRIGHT © 1999 By MILLETTE, SPRAGUE & COLWELL, INC.
#96175.A2
D-27623



LEGEND

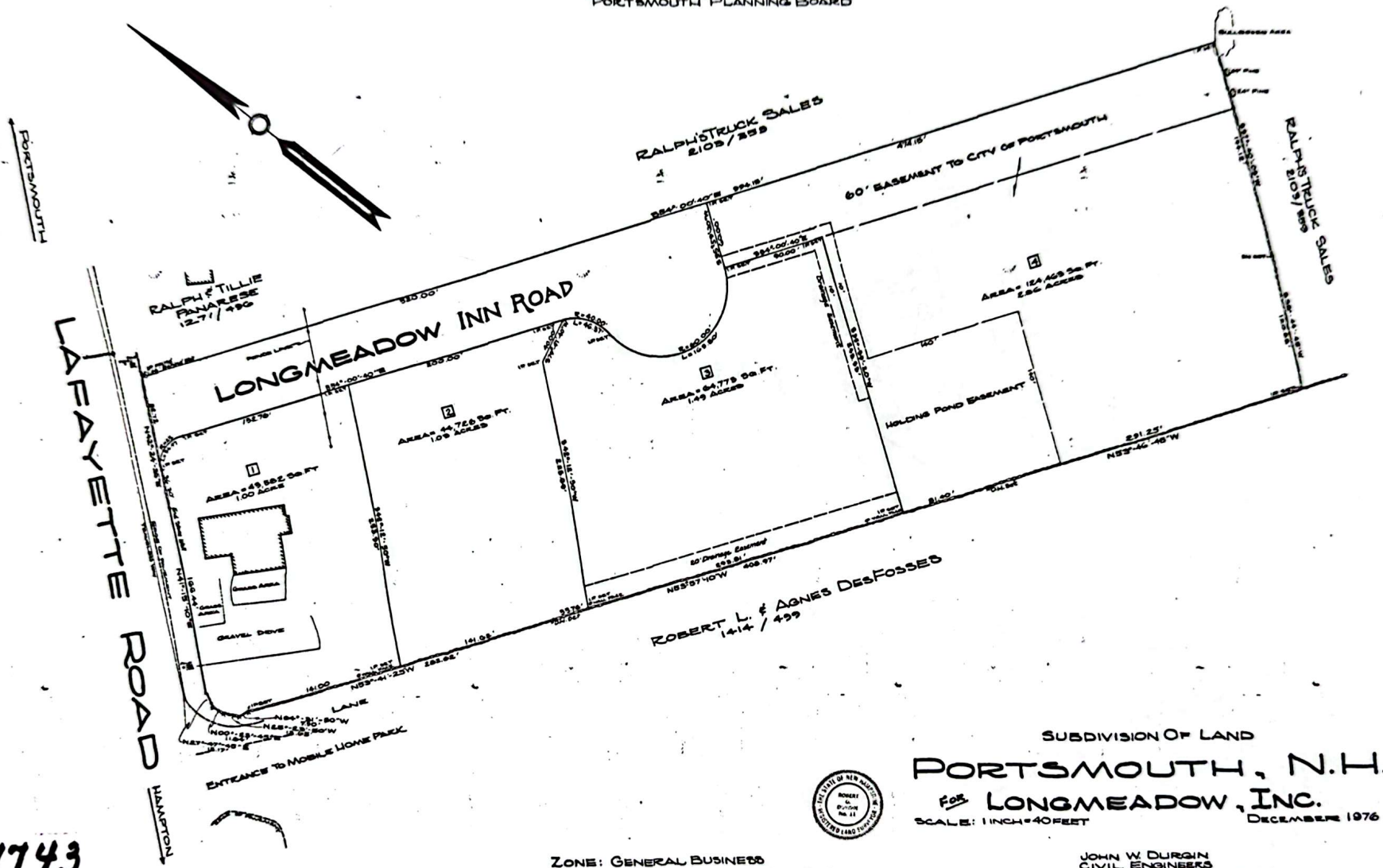
'83 BOOK NO./PAGE NO.
CONCRETE
EASEMENT LENGTH (SEE EASEMENT LENGTH TABLE)
EDGE OF PAVEMENT
EDGE OF TRAVELLED WAY
GRANITE
HYDRANT
LENGTH(SEE LENGTH TABLE)
NEW ENGLAND TELEPHONE
NOW OR FORMERLY
NEW HAMPSHIRE HIGHWAY BOUND
PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
ROCKINGHAM COUNTY REGISTRY OF DEEDS
SQUARE FEET
STONEWALL
UNDERGROUND ELECTRIC
CONCRETE BOUND

NOTES:

1. THE PARCELS ARE LOCATED IN THE GENERAL
2. PARCELS ARE SHOWN ON CITY OF PORTSMOU MAP R91/ AS LOTS 1 & 4.
3. PARCELS ARE NOT LOCATED IN A FLOOD HAZ
4. OWNER OF RECORD: MAP R91 LOT 1
   RALPH'S TRUCK SALES,
   SEIGEL LIMITED PARTNE
   OCEAN CASTLE LIMITED
   2995 LAFAYETTE ROAD
   PORTSMOUTH, NH 038C
   RCRD BK. 2103, PG. 3
   RCRD BK. 3354, PG. 9
   RCRD BK. 3354, PG. 9

Printed from Internet for on 1/25/2016

APPROVED FOR RECORD
E. Warren Clarke 11/4/76
PORTSMOUTH PLANNING BOARD



SUBDIVISION OF LAND

PORTSMOUTH, N.H.

FOR LONGMEADOW, INC.

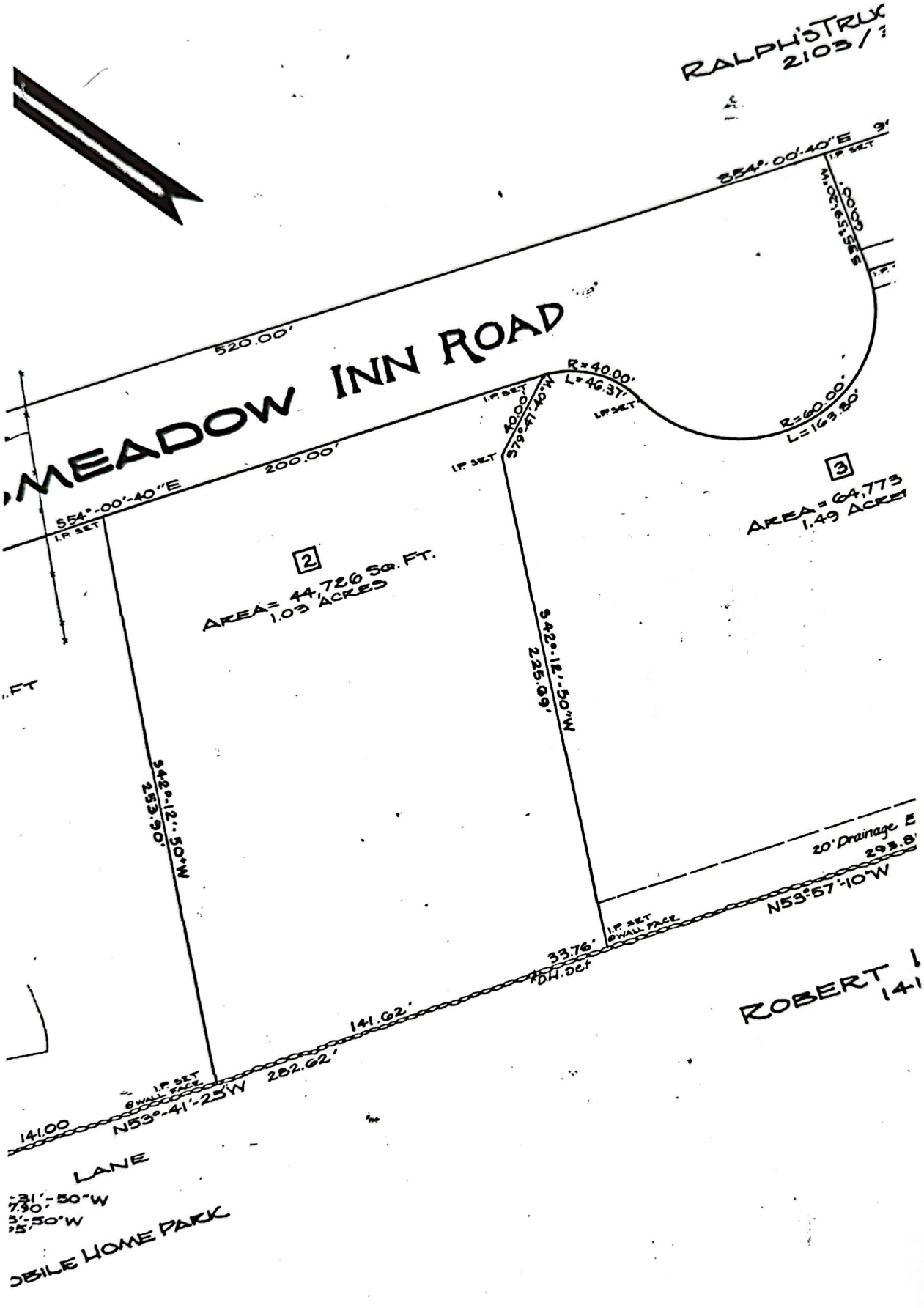
SCALE: 1 INCH = 40 FEET

DECEMBER 1976

JOHN W. DURGIN
CIVIL ENGINEERS
PROFESSIONAL ASSOCIATION

ZONE: GENERAL BUSINESS
TOTAL PARCEL AREA = 7.23 ACRES
DEED REFERENCE - 2252/029

D-7743
FILE No. 604-W
PLAN No. 5524


RALPH'S TRUCK
2103 /
MEADOW INN ROAD
S54°-00'-40"E
520.00'
I.P. SET
200.00'
S54°-00'-40"E
I.P. SET
R=40.00'
L=46.37'
S79°-41'-40"W
40.00'
I.P. SET
I.P. SET
R=60.00'
L=163.80'
2
AREA= 44,726 SQ. FT.
1.03 ACRES
3
AREA= 64,773
1.49 ACRES
S42°-12'-50"W
253.90'
S42°-12'-50"W
225.09'
20' Drainage E
N53°57'-10"W
I.P. SET
6"WALL FACE
33.76'
TDH. DCT
141.62'
ROBERT
141
I.P. SET
6"WALL FACE
N53°-41'-25"W
282.62'
141.00
LANE
-31'-50"W
7.30'
3'-50"W
25'-50"W
OBILE HOME PARK

PLANNING DEPT.

SITE REVIEW / PORTSMOUTH, NH		
Date submitted for review 2/1/77		
MUNICIPAL AGENT	DATE APPROVED	INITIALS
ECONOMIC DIR.	2/10/77	
CITY ENGINEER	2/14/77	
FIRE CHIEF	2/14/77	
PLANNING DIR.	2/14/77	
SCHOOL SUPT.		
WATER SUPT.	2/14/77	
Date of review completion	2/14/77	

APPROVAL IS SUBJECT TO MODIFICATIONS INDICATED ON PLAN. APPROVAL DOES NOT RELIEVE APPLICANT FROM COMPLIANCE WITH OTHER ORDINANCES AND REQUIREMENTS.

1

At point where driveway surface runoff spills into front swale (and only there), curb may be interrupted. However, the ground surface at this point of the swale should be stabilized with a bed of 14" crushed stone or other suitable material.

Sloped granite curbing must be provided as shown, along entrance radius and indicated portion of driveway; the curb at the cut into Longmeadow may be interrupted, however, to facilitate surface runoff into the drainage swale along the front property line.

LONGMEADOW ROAD

Granite Curbing

Sign

Green Area

N42°-12'-50"E 258.90'

Additional parking to be provided as shown.

Underground Telephone & Electrical Service

Planted Area

3/4" Dia. Fire Sufficient but seperate Line must be provided if Building is sprinkled.

Service Line

Office

Fire Changing Room

Carports

Concrete Apron

Entrance

Utilities must conform to all City codes with regard to vertical and horizontal separation, construction materials, performance specifications, and depth of coverage. Field approval of Department of Public Works must be obtained prior to installation of utilities in their underground trenches.

S35°-00'-40"E 200.00'

Unloading Area

Green Area

Warehouse Fin. Fl 580

1.03 Acres

Trash Bin

Leach Field Area

Easement 50' Width

Terrace

N35°-41'-25"W 141.62'

60' Min

S79°-47'-40"W 40.00'

Stone wall and vegetation along rear bound to remain permanently undisturbed.

N10°-15'-55"W 376.00'

S42°-12'-50"W 225.69'

Foundation plantings must be provided, but plant selection is fully at the developer's discretion.

3

NOTES:
1) Three employees
2) Four parking spaces
3) Impervious drainage area of 23%
4) Green area of 24%
5) Area left in natural state 40%
6) 3'-0" Sign mounted on building

THE STATE OF NEW HAMPSHIRE ROBERT D. DURGIN No. 1628 REGISTERED PROFESSIONAL ENGINEER

SITE PLAN
PORTSMOUTH, N.H.
FOR
TIRE WAREHOUSE

SCALE: 1 INCH = 20 FEET JANUARY 1977

JOHN W. DURGIN
CIVIL ENGINEERS
PROFESSIONAL ASSOCIATION

FILE NO. 604W
PLAN NO. 4478

ZONED: GENERAL BUSINESS

FEB 1 1977

NEW HAMPSH WATER SUPPLY AND POLLUTION CC OL COMMISSION
P.O. Box 95 - 105 Loudon Road
Concord, N. H. 03301

APPROVAL FOR OPERATION

Owner's Copy

APPROVAL NO. 59525

The individual sewage or waste disposal system constructed for _____
Tire Warehouse Inc., Rte 16, Somersworth, NH 03878 (name and address)
for 500 gpd system, Lot #2, Sub. Appvl.#11193, Drake Assoc subd., located on
longmeadow Rd. in Portsmouth, NH (describe property and location)
was inspected on May 2, 1977 (date) before covering and
is hereby approved for use.

Copy sent to:

George Browning
Publid Works Dept.
700 Islington St.
Portsmouth, NH 03801

Date approved: 5/2/77

By: George F. Browning
Authorized Agent of the New Hampshire Water
Supply and Pollution Control Commission

THIS APPROVAL DOES NOT SUPERCEDE LOCAL ORDINANCES OR REGULATIONS.

(OVER)

NEW HAMPSH WATER SUPPLY AND POLLUTION CON COMMISSION
P.O. Box 95 - 105 Loudon Road
Concord, N. H. 03301

APPROVAL FOR OPERATION

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By: George F. Browning
Authorized Agent of the New Hampshire Water
Supply and Pollution Control Commission

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4974-2606
4970-1983 Lot 2
2284-1710 D7743
2276-593 ~~D272~~
PUB SVC ESMT D 27623
D ——

~~SPOIL DEP~~ BLDG

BIM to INV IN 28"
ROUND TANK KRETEKRAFT